

Below is an order of the court.

  
TRISH M. BROWN  
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF OREGON

In re

Western Communications, Inc.,

Debtor.

Case No. 19-30223-tmb11

**ORDER AUTHORIZING SALE OF  
REAL PROPERTY FREE AND CLEAR  
OF LIENS, CLAIMS,  
ENCUMBRANCES, AND OTHER  
INTERESTS (SHELBY BISHOP)**

THIS MATTER came before the Court on Debtor's Motion for Authority to Sell Property Free and Clear of Liens (the "Motion") [ECF No. 170]. Timely and adequate notice of the Motion was given and the Court is fully advised in the premises. Now, therefore,

IT IS HEREBY ORDERED that:

1. The Motion is granted.
2. Debtor is authorized to sell to Shelby Bishop and/or assigns the real property located at 226 NW 6th St., Redmond, OR 97756 pursuant to the Motion.
3. The sale shall be free and clear of all liens, claims, encumbrances, and interests, with any and all such liens, claims, encumbrances, and interests attaching to the sale proceeds.
4. The sale proceeds will be distributed as follows:

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a. A commission of 6% of the gross sale price to Compass Commercial Real Estate Services consistent with the terms of the Order Authorizing Employment entered on May 6, 2019 [ECF No. 136];

b. additional closing costs to the extent such costs are usual and customary for a transaction of the kind authorized by this Order; and

c. all remaining proceeds to Sandton Credit Solution Master Fund III, LP ("Sandton").

5. The foregoing distribution to Sandton is without prejudice to the right of Debtor to recover from the proceeds of Sandton's collateral the reasonable, necessary costs and expenses of preserving, or disposing of, such property pursuant to Section 506(c) of the Bankruptcy Code, and such rights are preserved.

6. All stays, including, without limitation, those arising under Bankruptcy Rule 6004, are inapplicable and this Order shall go into effect immediately upon its entry.

# # #

I certify that I have complied with the requirements of LBR 9021-1(a).

Presented by:

TONKON TORP LLP

By /s/ Michael W. Fletcher

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cc: List of Interested Parties

000646/00045/10188838v1

## **LIST OF INTERESTED PARTIES**

*In re Western Communications, Inc.*  
**U.S. Bankruptcy Court Case No. 19-30223-tmb11**

### **ECF PARTICIPANTS**

- JONAS V ANDERSON jonas.v.anderson@usdoj.gov
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### **NON-ECF PARTICIPANTS**

#### **TOP 20 UNSECURED CREDITORS**

Advantage Newspaper Consultants  
501-B Executive Place  
Fayetteville, NC 28305

Bank of America  
800 Fifth Ave.  
Seattle, WA 98104

Carter & Associates  
POB 21444  
El Cajon, CA 92021

Century Washington Center Inc  
POB 700  
Bend, OR 97709

Davis Wright Tremaine LLP  
c/o Joseph VanLeuven  
1300 SW Fifth Ave., #2400  
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Eastman Kodak Company Inc.  
343 State St.  
Rochester, NY 14650

First Interstate Bank  
805 NW Bond St.  
Bend, OR 97703

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Salem, OR 97308-2122

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Homeland Fireworks Inc  
POB 7  
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Journal Graphics Inc  
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Oregon Web Press Inc.  
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Albany, OR 97322

Pacific Power Inc  
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Portland, OR 97256

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Southern Lithoplate Inc.  
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Atlanta, GA 30374

Sun Chemical Inc  
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Carol Stream, IL 60132-2193

United Way of Deschutes County  
POB 5969  
Bend, OR 97708

#### **UCC PARTIES**

Hitachi Capital America Corp.  
7808 Creekridge Circle, #250  
Edina, MN 55439

Imaging Financial Services, Inc.  
POB 35701  
Billings, MT 59107

#### **PROPERTY TAXES**

Baker County Tax Collector  
1995 3rd St., #140  
Baker City, OR 97814

Curry County Tax Collector  
POB 1568  
Medford, OR 97501

Del Norte County Tax Collector  
981 H St., #150  
Crescent City, CA 95531

Deschutes County Tax Collector  
POB 7559  
1300 NW Wall St., #200  
Bend, OR 97701

Tuolumne County Tax Collector  
POB 3248  
Sonora, CA 95370-3248

Union County Assessor/Tax Collector  
1001 4th St., Suites A & B  
La Grande, OR 97850

Yazoo County Tax Collector  
POB 108  
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#### **OTHER**

Andrews McMeel Universal  
Andrews McMeelsynd/  
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